

## Narrative Information Sheet

### IV.D.1. Applicant Identification

Adams County  
4430 South Adams County Parkway  
Brighton, CO 80601

### IV.D.2. Funding Requested

#### IV.D.2.a. Assessment Grant Type

Adams County is requesting a Community-Wide Assessment Grant.

#### IV.C.2.b. Federal Funds Requested

#### IV.D.2.b.i. Requested Amount

Adams County is requesting a Community-Wide Assessment Grant in the amount of \$200,000.

#### IV.D.2.b.ii. Federal Funds Requested Waiver

No waiver requested.

#### IV.D.2.c. Contamination

Adams County is requesting funding for Hazardous Substances.

### IV.D.3. Location

The Assessment Grant would serve the residents of Adams County, specifically those within the Clear Creek Target Area, around the two light rail stations at Federal Boulevard and Pecos Street.

### IV.D.4. Property Information for Site-specific Proposals

Not applicable.

### IV.D.5. Contacts

#### IV.D.5.a. Project Director

Jennifer Rutter, 720-523-6841, [jrutter@adcogov.org](mailto:jrutter@adcogov.org)  
4430 South Adams County Parkway  
Brighton, CO 80601

#### IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Ray Gonzales, 720-523-6829, [rgonzales@adcogov.org](mailto:rgonzales@adcogov.org)  
4430 South Adams County Parkway  
Brighton, CO 80601

### IV.D.6. Population

The estimated population of the Target Area is about 9,960 people.<sup>1</sup>

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<sup>1</sup> FFIEC Geocoding/Mapping System (estimates based on the 2015 Census),  
<https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>

**IV.D.7. Other Factors Checklist**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	1
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	n/a
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	n/a

**IV.D.8. Letter from the State or Tribal Environmental Authority**

The letter from the Colorado Department of Public Health & Environment is attached.



Dedicated to protecting and improving the health and environment of the people of Colorado

January 17, 2019

Mr. Daniel Heffernan  
Environmental Protection Agency  
Region 8 Brownfields Program  
1595 Wynkoop Street (EPR-B)  
Denver, Colorado 80202-1129

RE: Adams County Area Wide Assessment Grant Proposal - Clear Creek Valley

Dear Mr. Heffernan:

I am writing to express our support of the Brownfields Area Wide Assessment proposal for Adams County Colorado. For many years, the Colorado Department of Public Health and Environment (CDPHE) has partnered with Adams County and other local stakeholders in efforts to clean-up and redevelop contaminated properties in Adams County. Furthermore, in recent years, Adams County has made significant progress in assessing multiple properties along the Denver-Lakewood light rail corridor.

In spite of recent progress there are still a significant number of properties along the light rail corridor, and the nearby Clear Creek corridor that are ripe for potential development yet remain underused due to the lack of adequate information regarding history and environmental conditions. The assessment process that would be facilitated by a grant award would provide the tools to evaluate existing contamination and facilitate planning for mixed use and transit oriented development that will revitalize the local community. For this reason, CDPHE fully supports this proposal as an important tool to assist the County with cleanup and redevelopment of the numerous potentially contaminated and/or blighted properties that might not be addressed under other regulatory programs.

If additional resources are necessary after completion of activities outlined in this application, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado has also recently enacted a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed the County of their eligibility to apply to these funds for additional support.

In summary, we feel approval of this proposal is an important step towards improving environmental and economic conditions in Adams County. To that end, we are fully supportive of their efforts and look forward to a continuing partnership on this project.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Douglas C. Jamison', is written over the word 'Sincerely,'.

Douglas C. Jamison  
Superfund and Brownfields Unit Leader  
Colorado Dept. of Public Health and Environment



#### **IV.E.1. Project Area Description and Plans for Revitalization (30 Total Points)**

##### **IV.E.1.a Target Area and Brownfields (15 points)**

##### **IV.E.1.a.i. Background and Description of Target Area (5 points)**

Over the past 100 years, a cluster of unincorporated territory in the southwest section of Adams County transitioned from a rich, natural watershed to a dumping ground for the rapidly growing metro Denver area. Just beyond the boundary of northwest Denver is Clear Creek Valley, named after the creek that flows from the Colorado Rockies into the Platte River. The Target Area, the subject of this proposal, is a two-mile corridor of Clear Creek Valley that is bordered by Huron Street to the east and the banks of Clear Creek to the north and west. The southern boundary of the Target Area generally follows West 56th Avenue. Interstate-76 cuts through the Target Area, with properties on both the north and south sides of this corridor. The Target Area was once dotted with family farms which grew crops that were trucked to sell at nearby markets in Denver. In the past century, however, the landscape deteriorated rapidly as rich gravel deposits in the floodplain were mined and then backfilled with the metro area's accumulated solid waste, intense industrial uses grew, and a network of highways, rail lines, and freight yards crisscrossed the corridor.

The transition from a pristine creek valley to an industrial dumping ground has left the Target Area with an immense challenge to overcome. Both real and perceived environmental contamination severely limit the potential of Clear Creek Valley to transform into a vibrant neighborhood with economic vitality, natural amenities, and robust transportation choices. The objective of the Clear Creek Valley Assessment Program (CCVAP) described in this application is to build the knowledge base of environmental challenges to support the transformation of this area. Adams County was awarded an EPA community wide assessment grant in 2015 to create a program to directly address this challenge. The first step in the CCVAP was to create a brownfields inventory to determine which properties in the Target Area were most likely to be contaminated, which has been a valuable tool for the County and developers. Of the 98 parcels in the Target Area, 21 of them were given an Environmental Priority rating of at least 3 out of 5.

The legacy of heavy industrial practices and environmental neglect has left a huge scar of blighted properties throughout the Target Area, which continues to be subject of divestment and population loss. The Target Area's befouled past places environmental constraints on the area's ability to transform within one of the fastest growing metropolitan areas in the country, Denver, Colorado.<sup>1</sup> Without addressing the existing blight, the Target Area will be left behind.

That said, the construction of the Regional Transportation District (RTD) Gold Line commuter rail through Clear Creek Valley and the presence of two RTD commuter rail stations at Federal Boulevard and Pecos Street provides the Target Area with greatest opportunity to transform itself. Starting in 2019, the stations will provide expanded transportation options for outlying cities to and from Denver's Union Station. These stations will ultimately change the character and future of Clear Creek Valley.

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<sup>1</sup> Sevits, Kurt, "Denver named 5<sup>th</sup> fastest-growing big city in US", <https://www.thedenverchannel.com/news/our-colorado/denver-named-5th-fastest-growing-big-city-in-us-loveland-greeley-among-fastest-growing-overall>

The Target Area is home to approximately 9,960 people and has one relatively small residential neighborhood known as Guardian Angels that is made up of 1,400 homes and is abutted by the Berkeley and Goat Hill neighborhoods.<sup>2</sup> All of these unincorporated neighborhoods have high unemployment rates (13-17%), are predominately minority based (67% non-white) and low income (over 21% fall below the federal poverty line). Many of the residents have been actively involved with individual neighborhood plans, including the Federal Boulevard Framework Plan<sup>3</sup> and the Clear Creek Transit Oriented Development (TOD) Plan<sup>4</sup>, each of which promise to improve the area's quality of life and economic viability. Target Area residents and property owners impacted by blight at their doorsteps continue to work together with non-profits and other stakeholders in order to capitalize on the construction of the RTD commuter rail stations and jumpstart nearby redevelopment.

#### **IV.E.1.a.ii. Description of the Priority Brownfield Site(s) (10 points)**

The portion of the Target Area, near West 60<sup>th</sup> Avenue and Federal Boulevard is ripe for redevelopment, with the opening of a new commuter rail station at that intersection anticipated in 2019. After receiving the EPA Brownfields Assessment Grant in 2015, the County focused on the 60<sup>th</sup> and Federal area as a catalyst for redevelopment in the area. A set of properties known as "60<sup>th</sup> Avenue," located just east of the commuter rail station, were found to have a historical landfill on-site with methane and several soil contaminants through the Phase I and II Environmental Site Assessments, which were paid for through the 2015 grant. Having a better understanding of the limitations on the property allowed the developer to tailor the proposed uses, which will now include an outdoor recreation and entertainment center with a proposed three-story commercial golf bay venue and sand volleyball courts.

Just north of the "60<sup>th</sup> Avenue" properties is the location of a former gravel pit and municipal solid waste landfill that is currently being occupied by a large concrete and asphalt recycling operation. This 23.6 acre parcel is located adjacent to Clear Creek and is within the federally designated floodplain. The site's proximity to the commuter rail station and an important water body make it a priority for assessment and redevelopment.

#### **IV.E.1.b. Revitalization of the Target Area (9 points)**

##### **IV.E.1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans (5 points)**

The area around West 60<sup>th</sup> Avenue and Federal Boulevard is ripe for redevelopment, with the opening of a new commuter rail station at that intersection anticipated in 2019. This area is envisioned by the County in its Comprehensive Plan<sup>5</sup>, as well as several area plans, as an epicenter of Transit Oriented Development (TOD) mixed uses, including new residential communities that will bring life back to this area.<sup>4</sup>

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<sup>2</sup> FFIEC Geocoding/Mapping System (estimates based on the 2015 Census),  
<https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>

<sup>3</sup> Federal Boulevard Framework Plan,  
<http://www.adcogov.org/sites/default/files/Federal%20Blvd%20Framework%20Plan%20Final.pdf>

<sup>4</sup> Clear Creek Valley TOD Plan,  
<http://www.adcogov.org/sites/default/files/Clear%20Creek%20Valley%20TOD%20Plan.pdf>

<sup>5</sup> Adams County Comprehensive Plan  
<http://www.adcogov.org/sites/default/files/2012%20Comprehensive%20Plan.pdf>

Completed in 2018, the Adams County Clear Creek Corridor Master Plan<sup>6</sup> specifically calls out the new commuter rail stations, which are expected to alter transportation patterns and spur redevelopment of properties along the creek. The Plan provides guidance for future development strategies to ensure the long-term health and vitality of the Clear Creek Corridor. These strategies include vegetated buffers along the creek, enhancing creekside visibility of new commercial and retail development, and incorporating resilient infrastructure. The CCVAP is designed to not only improve the public and environmental health of the area through assessment and ultimate remediation of the brownfields sites, but also the economic health of the region through new development.

#### **IV.E.1.b.ii. Outcomes and Benefits of Redevelopment Strategy (4 points)**

The economic and community benefits resulting from the CCVAP include the creation of jobs, quality, affordable housing, and expanded transportation amenities for people who live in the region. Not only will the CCVAP lead to job and housing opportunities, it is projected to lead to the expansion of property and sales tax base for the County which, in turn, will enhance and sustain infrastructure and services for the area. If the development scenario envisioned in the Clear Creek Valley TOD Plan is realized, this area has the potential to add three million square feet of commercial space and approximately 2,000 new residential units to the market area at full build out. Based on current market rents, the commercial and industrial development envisioned within the Clear Creek Valley TOD Plan could generate an additional \$85 million in assessed value, and an additional \$10,600,000 million in increased property taxes at full built out. The CCVAP enhances the potential for this vision and reduces the economic strain that may be preventing private developers from moving forward on projects within the Target Area.

#### **IV.E.1.c. Strategy for Leveraging Resources (6 points)**

##### **IV.E.1.c.i. Resources Needed for Site Reuse (4 points)**

Adams County works closely with the Colorado Department of Public Health and Environment (CDPHE) and has regular meetings about brownfields in the county. CDPHE has the ability to provide funding for brownfields cleanup through the Colorado Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado has also recently enacted a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities.

##### **IV.E.1.c.ii. Use of Existing Infrastructure (2 points)**

The new commuter rail system is scheduled to open in 2019, with two stations within the Target Area. The CCVAP will enhance the opportunities for transit oriented development on many properties within the Target Area, which are predominantly underutilized and/or vacant. Not only will the mixed uses envisioned in this area be accessed by commuter trains and cars, but also via a regional bike trail, the Clear Creek Trail, which runs through the Target Area, adjacent to the creek.

#### **IV.E.2. Community Need and Community Engagement (20 Total Points)**

##### **IV.E.2.a. Community Need (12 points)**

##### **IV.E.2.a.i. The Community's Need for Funding (3 points)**

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<sup>6</sup> Adams County Clear Creek Corridor Master Plan,  
[http://www.adcogov.org/sites/default/files/2018\\_ADCO\\_CCCMP\\_FINAL\\_FOR%20ADOPTION.pdf](http://www.adcogov.org/sites/default/files/2018_ADCO_CCCMP_FINAL_FOR%20ADOPTION.pdf)

The Target Area is made up of Berkeley, Guardian Angels, and Goat Hill unincorporated neighborhoods that rely on the county for services and road infrastructure. These neighborhoods are economically depressed; 21% of residents live in poverty and 15% are unemployed. The majority of the housing within the Target Area is rental based with less than 47% owner occupied.<sup>7</sup> Residents within the Target Area are committing up to 46% of their annual income on rent and are classified as highly rent burdened.<sup>8</sup> Residents, therefore, have neither the financial capacity nor the incentive to contribute to their landlords' property improvements.

The CCVAP Target Area suffers from blight, crime, and divestment. Half of the 30 properties within a ¼ mile of the RTD commuter rail stations are classified as vacant.<sup>9</sup> The Target Area's water and sewer utility infrastructure, which is provided by multiple water and sanitation districts, is an incomplete network throughout the Clear Creek Valley.<sup>10</sup> Poor utility infrastructure, high crime, and disinvestment contributed to stagnant property values within the Target Area over the last five years.

The costs and liabilities associated with brownfields redevelopment projects deter developer interest. The CCVAP will provide residents and other stakeholders with valuable data that accurately characterizes the negative environmental impacts associated with the Target Area brownfields through environmental assessments. It will also jumpstart development by providing data on the known and perceived contamination of parcels throughout the Target Area, thus facilitating their redevelopment. To date, there are four properties with proposed development plans under review at Adams County as a direct result of the work completed with the 2015 assessment grant. Additional funding will help continue the positive momentum and further spur private investment in the area.

#### **IV.E.2.a.ii. Threats to Sensitive Populations (9 points)**

The population of the CCVAP Target Area can be defined as an Environmental Justice Community. Its population is subject to the impacts of nearby heavy industrial practices that include dozens of industrial operators reporting air emissions and water discharges, three hazardous waste producers, and 10 toxic release sites all reporting to the EPA.<sup>11</sup> The Target Area is also within ½ mile of the Broderick Wood Product superfund site and two miles from the Xcel Energy Cherokee power plant.

In addition, the Clear Creek Valley is within two miles of Interstate-76 (east-west corridor) and Interstate-25 (north-south corridor), which provide both commercial and industrial enterprise with easy highway access and connects the Denver metro transportation network. According to the Colorado Department of Transportation, the section of Interstate-76 near the Target Area had an annual average daily traffic of 82,000-87,000 vehicles in 2018.<sup>12</sup> Interstate-25 saw 222,000 vehicles within the same year. These traffic figures are projected to increase as population continues to grow within the Denver Metro Area adding to existing air quality issues. The Target

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<sup>7</sup> Home Ownership Map, Denver Regional Equity Atlas, <http://www.denverregionalequityatlas.org>

<sup>8</sup> Rent Burden Map, Denver Regional Equity Atlas, <http://www.denverregionalequityatlas.org>

<sup>9</sup> Adams County Assessor's Office records, <http://www.adcogov.org/assessor>

<sup>10</sup> Federal Boulevard Framework Plan, <http://www.adcogov.org/federal-boulevard-framework-plan>

<sup>11</sup> Data from USEPA EJView map, <https://ejscreen.epa.gov/mapper/>

<sup>12</sup> Data from Colorado Department of Transportation website, <http://dtdapps.coloradodot.info/otis/HighwayData#/ui/2/0/criteria/076A/0/6>

Area is also adjacent to multiple railroad lines that are utilized by both Union Pacific and Rio Grande Western railroad companies.

According to Colorado Department of Public Health and Environment (CDPHE) data, in 2016 Adams County (the smallest subset available) had a 36.7% rate of asthma per 10,000 people, which was the fourth highest in the state. Within the same year, it had 297 asthma-related hospitalizations which was the fourth highest in Colorado.<sup>13</sup> The CDPHE data also reports that Adams County has an higher incidence of low birth weight (9.0%) and infant mortality (5.5 per 1,000 births), as compared to the state as a whole with 8.9% of low birth weight and 4.8 per 1,000 births. Cancer is the leading cause of death in Colorado, with residents in Adams County being diagnosed at a rate nearly 17% higher than the rest of the state.<sup>14</sup>

Contaminants such as arsenic, methane and solvents; building materials such as asbestos; and emissions from trucking and highway traffic are known to be present within the Target Area and pose numerous health threats. This is not an exhaustive list of present contaminates due to the limited records and the assessments performed through CCVAP will increase the base of knowledge and provide a clearer picture of the contamination within the Target Area. The limited health data available for the census tracts within the Target Area underscores the need for additional environmental analysis to fully understand the extent of the contamination and how to best mitigate its effects on the residents' health.

According to a Tri-County Health Department (TCHD) study from the 1980s, there are 22 formally recognized landfills<sup>15</sup> in the project area, a number that does not include the illegal dumps described in local lore<sup>16</sup>. Since the landfills produce methane gas from the biodegradation of organic matter, Adams County created a “flammable gas overlay” for parcels within and adjacent to the closed sites. This designation presents a further encumbrance to the affected properties as the future redevelopment of these parcels will require additional environmental mitigation measures which will increase the already high development costs of brownfields sites.

Redevelopment of the Target Area will result in the remediation of many of the brownfield sites, mitigating the environmental impacts from those historical landfills and industrial uses. As the commuter rail stations attract new, mixed-use development and clean industrial uses, the heavy industrial polluters in area will relocate to other areas. Through the EPA Assessment Grant, which incentivizes redevelopment, the area will become cleaner and healthier for the Target Area population and the surrounding region.

#### **IV.E.2.b. Community Engagement (8 points)**

##### **IV.E.2.b.i. Community Involvement (5 points)**

The CCVAP has a strong coalition of community partnerships with a variety of stakeholders, officials, and non-profits to ensure its success. Over the past five years, the Clear Creek Valley TOD plan has matured with the cooperation and engagement of the community and through local

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<sup>13</sup> Colorado Department of Public Health and Environment, <https://www.colorado.gov/pacific/coepht/asthma-data-0>

<sup>14</sup> Colorado Department of Public Health and Environment, <https://www.colorado.gov/pacific/cdphe/colorado-health-indicators>

<sup>15</sup> Tri-County Health Department Historic Landfills, <http://www.tchd.org/284/Landfills-Solid-Waste>

<sup>16</sup> Fletcher, Harrison, “Dump and Grind”, <https://www.westword.com/news/dump-and-grind-5063953>



partnerships. The stakeholders include neighborhoods groups, property owners, a local church, local business and economic development groups, developers and an environmental non-profit. The following are descriptions and roles of the key community-based organizations involved in this project.

- Berkeley Neighborhood Association

The Berkeley Neighborhood Association is directly adjacent to the Target Area, along the south side of the Target Area boundary. This area will be impacted by the RTD stations and any potential development surrounding the stations. The Association will bring the community voice to the CCVAP. Community leaders from the Goat Hill and Guardian Angel neighborhoods have also indicated a strong interest in engaging their membership in the Assessment Program.

- Clear Creek Watershed Foundation

The Clear Creek Watershed Foundation (CCWF) is a non-profit organization dedicated to improving the ecological, aesthetic, recreational and economic conditions in the Clear Creek Watershed through comprehensive efforts with watershed stakeholders. The Foundation has been very active in the remediation of mining sites further upstream in the Clear Creek watershed. The Clear Creek Watershed Foundation is interested in seeking a technical assistance services contract and will provide document review, review of environmental assessments, and cleanup planning throughout the CCVAP.

- Adams County Economic Development (ACED)

Adams County Economic Development is a non-profit full service economic development organization that has provided services to the County for 35 years. ACED has been actively involved in redevelopment planning, including the Federal Boulevard Framework Plan and the Clear Creek Valley TOD Plan. ACED will help with outreach to the business and development community.

- Metro North Chamber of Commerce (MNCC)

The MNCC has been active in business development since 1959 and includes the Target Area within its boundaries. The MNCC is active in promoting the economic vitality of the region and it has been active in promoting opportunities for business growth surrounding the construction of the commuter rail system in the north metro region. Metro North Chamber will provide CCVAP information to their business members to promote participation, and provide educational opportunities for the business community.

- Guardian Angels Church

In addition to sharing information with its members and the greater community, Guardian Angels Church has agreed to provide meeting space as necessary throughout the life of the program.

#### **IV.E.2.b.ii. Incorporating Community Input (3 points)**

The CCVAP will include community involvement throughout the life of the program. Adams County has been very active in this area through many community planning efforts. More recently, staff has conducted outreach to local residents and property owners in the Target Area to discuss their interest in the assessment program.

Updates will be posted on the Adams County Brownfield Program website to keep the general public informed of progress, activities, and outcomes. The project information will be translated on the county's website for Spanish speaking populations to ensure that the entire community is informed about, and involved in, the CCVAP. Programmatic updates will also be disseminated through the County's social media platforms and by community partners.

The community meetings will be staffed by the County and group discussions will be encouraged to help build consensus regarding programmatic decisions amongst Target Area residents, abutting neighborhoods, other stakeholders. The combination of strong community involvement and robust a public engagement plan will build consensus and participation.

The community meetings will provide direct information to the community throughout the duration of the program. In addition, all program information and associated progress will be available on a consistently updated program website that will be available in Spanish and English. The County will also utilize its social media platforms to provide periodic updates as well as links to the programs website to ensure readily accessible information. The multifaceted communication plan is reflective of previous planning efforts and will sustain open lines of communication regarding program activities, progress, and outcomes.

#### **IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress (35 Total Points)**

##### **IV.E.3.a. Description of Tasks and Activities (15 points)**

Within 60 days of Notice of Funding, Adams County staff will initiate preprogramming components including the appointment of the Steering Committee. Key program activities will be executed over the next three years in the following manner:

Program Activity	Lead Entity	Tasks	Completion Time
Contractor Procurement	Adams County	Competitive bid process for contractors to conduct environmental assessments	2 months
Site Selection	Adams County	Competitive application process (done on a voluntary basis)	Continuous
Phase I Assessments	QEP	Record searches, visual, property owner interview, recognized environmental conditions reports	6 months
Phase II Assessments	QEP	Subsurface and groundwater testing	6-12 months (Depending on complexity)
Preliminary Remedial Planning	QEP	Remediation strategies for Phase II assessments	6 months
Final Report	QEP	Memorialize assessment findings, remedial plans, and development strategies for assessed sites	6 months

##### **IV.E.3.b. Cost Estimates and Outputs (15 points)**

- ***Task 1: Program Management and Training Support:***

This task includes grant set up, documentation of guiding procedures and principals, establishing committees, ACRES reporting, media distribution, education, and training. Program management will be provided by Adams County staff. Adams County and its consultants will need to call, meet, and correspond with US EPA staff to manage the grant's cooperative agreement.

Costs: A total of \$5,000 has been included in the budget for travel expenses to travel to regional and national meetings for periodic training and program management assistance.

Outputs: This task will ensure accurate, timely reporting of all relevant grant activities and compliance with all required program management guidelines.

- ***Task 2: Community Involvement:***

The assessment program will build off of previous county planning efforts that have engaged Target Area stakeholders in land use planning around the planned commuter rail stations. Tasks

include the identification of key constituents; development of an outreach plan; development of a communications plan; translation services; and outreach and communication.

Costs: A total of \$3,000 will support community outreach through neighborhood meetings, banners, brochures, and other advertisements.

Outputs: The community input will lead to active and robust participation in the assessment process.

- **Task 3: Phase I Environmental Assessments:**

The CCVAP will conduct Phase I assessments to determine the environmental history of priority sites. Phase I ESA will conform to ASTM standards and Adams County will use consultants that meet the definition of Qualified Environmental Professional to examine historical records, conduct interviews with past or current owners and perform visual inspections of properties.

Costs: Adams County estimates that 10 Phase I environmental assessments will be conducted during the life of the CCVAP at an average cost of \$3,500 dollars each for total of \$35,000.

Outputs: Phase I Assessments will provide the County, stakeholders and property owners with valuable data on the environmental conditions of the properties.

- **Task 4: Phase II Assessments:**

The program will quantify the extent of the contamination on properties identified during the Phase I ESA. Tasks include subsurface assessment of soil, and the development of a report which will provide the foundation for remediation strategies and site cleanup.

Costs: Adams County estimates that two Phase II environmental assessments will cost \$74,000 each for a total of \$148,000 dollars.

Outputs: Phase II Assessments will identify the extent of existing contamination and provide data to develop remedial solutions.

- **Task 5: Preliminary Remedial Planning:**

The CCVAP's environmental consultant will review the results of the Phase I and Phase II assessments to develop preliminary remedial action plans based on the highest and best use of the target sites. Tasks include the development of remediation strategies, cost estimates and reuse plans for the targeted sites.

Costs: Adams County estimates that two remedial action plans will cost \$4,500 dollars each for a total of \$9,000 dollars.

Outputs: The cleanup strategies will help transition from the CCVAP to subsequent stages, such as the full remediation and reuse of properties.

- **Task 6: Final Report:**

Adams County staff and consultants will memorialize environmental assessment work and findings, as well as development strategies for assessed sites into a comprehensive summary report to share with the EPA, elected officials, stakeholders and the general public.

Costs: This report will be created by County staff and therefore no grant funds are allocated to this task.

Output: A comprehensive report detailing activities, outcomes, and development strategies for assessed sites.

		Task 1 Program Management	Task 2 Community Involvement	Task 3 Phase I ESAs	Task 4 Phase II ESAs	Task 5 Preliminary Remedial Planning	Task 6 Final Report	Total
Direct Costs	Personnel							0
	Fringe Benefits							0

	Travel	5,000					5,000
	Equipment						0
	Supplies		3,000				3,000
	Contractual			35,000	148,000	9,000	192,000
	Other						0
Total Direct Costs		5,000	3,000	35,000	148,000	9,000	0
Total Indirect Costs							
<b>Total</b>		<b>5,000</b>	<b>3,000</b>	<b>35,000</b>	<b>148,000</b>	<b>9,000</b>	<b>0</b>

#### **IV.E.3.c. Measuring Environmental Results (5 Points)**

Adams County plans to keep track of the Phase I and Phase II results using the Assessment, Cleanup, & Redevelopment Exchange System (ACRES), which currently has data on the four properties that were assessed using the EPA Brownfields Assessment Grant received in 2015. Under that grant, the County developed a Brownfields Inventory of the Target Area, evaluating 98 parcels and identifying 21 of them to have an Environmental Priority rating of at least 3 out of 5. Using the data already collected on these properties, the County will continue to keep track of the number of Phase I and Phase II Environmental Site Assessments performed and the identified priority rating for that site. The County will also keep track of and report on the number of community meetings held.

#### **IV.E.4 Programmatic Capability and Past Performance (15 Total Points)**

##### **IV.E.4.a. Programmatic Capability (9 points)**

##### **IV.E.4.a.i. Organizational Structure (5 points)**

The Adams County Community & Economic Development Department has the organizational capacity and expertise to successfully carry out the Clear Creek Valley Assessment program. Adams County has a strong track record for overseeing grant-funded programs, projects, and plans that were completed on time and in compliance with the rules and requirements of the overseeing agency. Team members include:

Jennifer Rutter, Environmental Program Manager, has four years of local government experience in local environmental permitting, general operations, and oversight of three Superfund sites in Adams County. Jennifer also conducts oversight over three active landfills, a sanitary waste, industrial waste, and hazardous waste landfill. She has helped to co-manage the 2015 EPA Brownfields Assessment Grant and ensured timely quarterly report submissions. Jennifer has overseen complex brownfields redevelopment projects. She will serve as the Brownfields Coordinator and manage the assessment program in accordance with grant requirements and EPA regulations. Jennifer will also be responsible for ACRES reporting.

Kristin Sullivan, AICP, is the County's Director of Community & Economic Development. She has 17 years of experience in planning, economic development, urban renewal, and community development, public engagement, and affordable housing. She has extensive experience in managing planning projects with various funding sources including: a HUD Section 108 loan; various state and federal housing programs; and Colorado Department of Local Affairs grants.

Jennifer Woods, AICP, Adams County's Long Range Planner is charged with managing comprehensive land use and development planning across the County and administering the

county's land development regulations. Jennifer has more than a decade of planning experience and is an expert in public outreach and community engagement. Jennifer will provide staff review of the competitive application process, lead public outreach and engagement, and will provide additional technical assistance through the program.

#### **IV.E.4.a.ii. Acquiring Additional Resources (4 points)**

Adams County will solicit a Qualified Environmental Consultant through a competitive formal request for proposals in accordance with established policies and procedures. This Environmental Consultant will provide the technical expertise and resources needed to complete the Phase I and Phase II Environmental Site Assessments, as well as write Preliminary Remedial Planning documents.

#### **IV.E.4.b. Past Performance and Accomplishments (6 Points)**

##### **IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (6 points)**

Adams County has a solid record of managing federally or non-federally funded assistance grants. Adams County was awarded a \$200,000 EPA Brownfields Assessment Grant in 2015 to support redevelopment efforts in our Target Area, the Clear Creek Valley corridor around Federal Boulevard and Pecos Street.

- (1) With the grant dollars thus far, we have completed a Brownfields Inventory for the area and four Phase I and one Phase II Environmental Site Assessments. These properties and the findings from their site assessments have been entered into the ACRES database. With the assistance of the EPA Brownfields Assessment Grant, a set of properties known as "60th Avenue", located just east of the commuter rail station in the Target Area, have been acquired by a developer. Through the Phase I and II Environmental Site Assessments, the properties have been found to have a historical landfill on-site with methane and several soil contaminants. Having a better understanding of the property allowed the developer to tailor their proposed uses, which will now include an outdoor sports and entertainment destination with a three-story commercial golf facility and sand volleyball courts.
- (2) Adams County requested an additional year to complete the spend-down of the grant, so the work plan timeline was extended. The scheduled opening of the commuter rail stations was delayed more than two years, resulting in a slow start to developer interest in the area. The number of anticipated Phase I ESAs was reduced due to the "60<sup>th</sup> Avenue" catalyst site requiring extensive Phase II evaluation. The County communicates regularly with our EPA Region 8 Coordinator and ensures that the next step is signed off before proceeding. Every quarterly report thus far has been submitted on time.

The contract period for the grant runs from September 1, 2015 through September 30, 2019. Grant has been spent down 85% to date and the County plans to conduct several more Phase I ESAs for properties in the Target Area.

### **Threshold Criteria Response (Section III)**

#### **1. Applicant Eligibility**

Adams County is a local government, as defined under 2 CFR§ 200.64. The County currently has an EPA Assessment Grant and is eligible for funding.

#### **2. Community Involvement**

Adams County currently has and will commit to continuing robust community involvement in its Brownfields Program.

#### **3. Expenditure of Assessment Grant Funds**

Adams County was awarded a \$200,000 EPA Hazardous Waste Assessment Grant in 2015 and has drawn down the balance 80.3% (\$160,622.41). A report from the EPA's Compass Data Warehouse is attached with the account balance.

1

Compass Data  
Warehouse

Document Review

Compass Document: GO BF96835301

01/30/2019 09:21:12  
WelcomeDocument Summary: [General Ledger Entries](#)

Doc Type: GO

Doc No: BF96835301

Vendor Code: 846000732A V

IGMS Grant No: 96835301-2

IGMS Budget Start Date: 09/01/2015

IGMS Budget End Date: 09/30/2019

IGMS Project Start Date: 09/01/2015

IGMS Project End Date: 09/30/2019

Order Date: 08/11/15

Closed Date:

Servicing Finance Office: LVFC

Order Amount: \$200,000 00

Net Paid Amount: \$160,622 41

Closed Amount: \$160,622 41

Available Amount: \$39,377 59

Vendor: ADAMS, COUNTY OF

Vendor Legal Name: ADAMS, COUNTY OF

Alternate Vendor:

Description:

Extended Description:

Document Details: [Expand](#)

Line#	Line Amt	Expended Amt	Closed Amt	Refunded Amt	Available Amt	BFY	Fund	Org	Program	Project	FOC	CostOrg	Comments	Extended
1	\$200,000 00	\$160,622 41	\$160,622 41	\$0 00	\$39,377 59	2015	E4	08L0AG7	301D79	G800NY00	4114		RQ 1508LBF027	Amend0

## Document Activity:

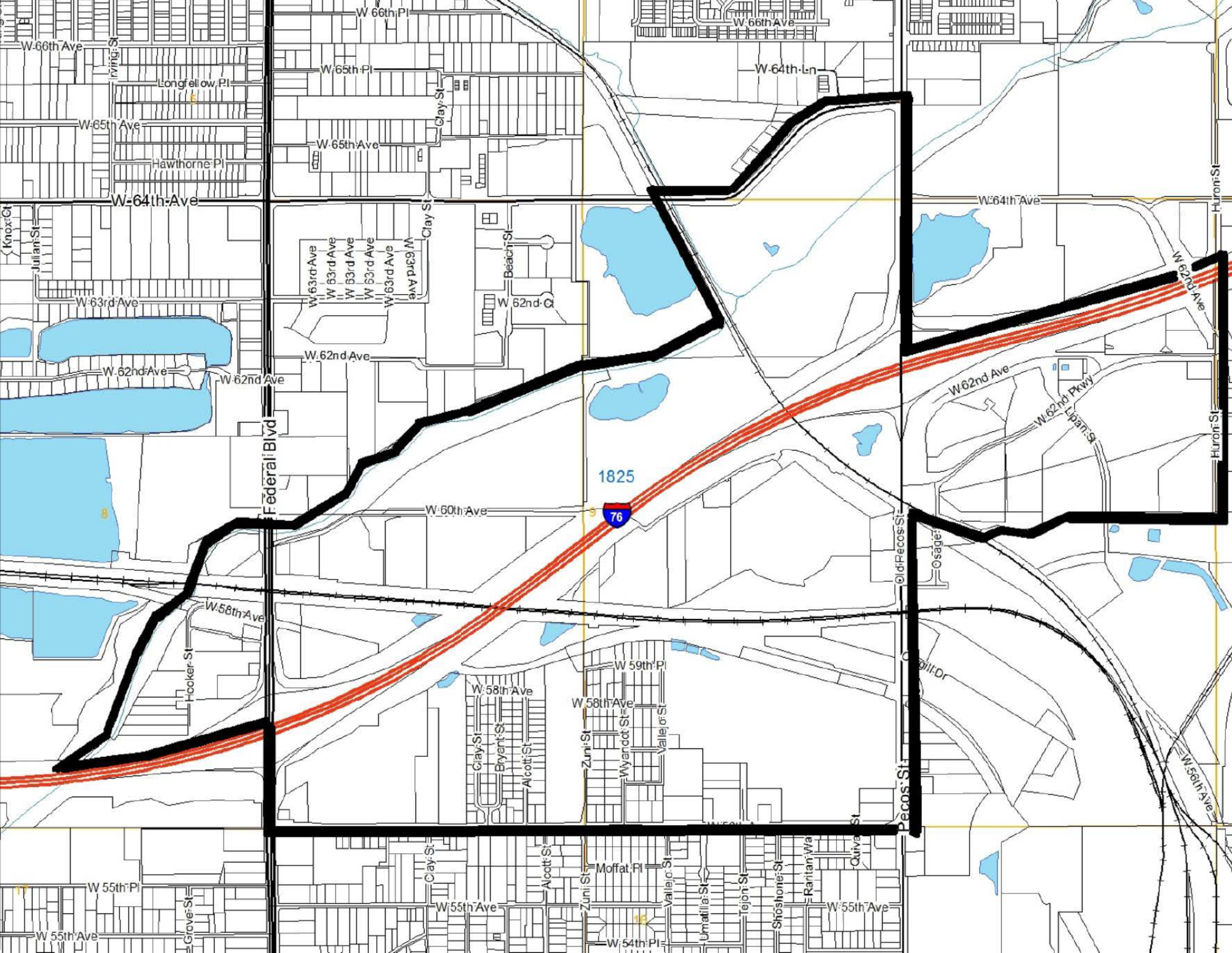
Date	Ref Amount	Related Document	Direction	Date	Ref Amount	Related Document	Date	Ref Amount	Related Document
12/19/2018	\$3,846 00	<a href="#">DT 19AS1146683</a>	Forward						
11/28/2018	\$14,050 52	<a href="#">DT 19AS1143083</a>	Forward						
11/20/2018	\$5,555 50	<a href="#">DT 19AS1141909</a>	Forward						
08/07/2018	\$19,780 99	<a href="#">DT 18AS1124537</a>	Forward						
12/26/2017	\$66,270 20	<a href="#">GP 18AS1086126</a>	Forward						
11/22/2017	\$15,923 35	<a href="#">GP 18AS1080657</a>	Forward						
02/15/2017	\$6,561 86	<a href="#">GP 17AS1030323</a>	Forward						
12/21/2016	\$4,500 77	<a href="#">GP 17AS1020904</a>	Forward						
10/12/2016	\$2,938 11	<a href="#">GP 17AS1008056</a>	Forward						
10/07/2016	\$18,464 20	<a href="#">GP 17AS1007630</a>	Forward						
01/14/2016	\$2,730 91	<a href="#">GP 16AS0958075</a>	Forward						
08/11/2015	\$200,000 00	<a href="#">RQ 1508LBF027</a>	Back						

[Warehouse Homepage](#)[EPA@Work Home](#) | [EPA Internet](#)[https://epamfra101.fedcloud.cgipdc.cginet/neis/grant\\_web\\_grant\\_result](https://epamfra101.fedcloud.cgipdc.cginet/neis/grant_web_grant_result)

This web page was last updated on 09/14/2017

For issues, please contact: The OCFO System Help Desk - [OCFO-System-Help@epa.gov](mailto:OCFO-System-Help@epa.gov) or (202) 564-OCFO (6236)







## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

84-6000732

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

ADAMS COUNTY

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

(b) (6)

### d. Address:

\* Street1:

4430 South Adams County Parkway

Street2:

\* City:

Brighton

County/Parish:

Adams

\* State:

CO: Colorado

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

80601-8204

### e. Organizational Unit:

Department Name:

Community & Economic Developme

Division Name:

Environmental Programs

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

\* First Name:

Jennifer

Middle Name:

Kathleen

\* Last Name:

Rutter

Suffix:

Title:

Environmental Program Manager

Organizational Affiliation:

\* Telephone Number:

720-523-6841

Fax Number:

720-523-6058

\* Email:

jutter@adcogov.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Brownfields.jpg

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

This project provides funding to Adams County to inventory, characterize, assess, and conduct cleanup planning and community involvement related activities for brownfield sites near Clear Creek.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: